



TO LET

**Unit 2A Sponne Shopping Centre,
Watling Street, Towcester, NN12 6BY**

- **Lock up shop in a central position in a popular shopping centre.**
 - **682 sq. ft. (96.70 m²) of accommodation**
 - **£12,000 per annum exclusive**
 - **Flexible lease terms available**

www.berrybros.com

01327 356140

Oak House, 32 Ashby Road, Tove Valley Business Park, Towcester, Northamptonshire, NN12 6PG

Location

Towcester is a busy and thriving market town and is the administrative centre for the South Northants district. The town is projected to grow significantly in the next year or so and enhancement of the town centre is already under-way following the relocation of South Northants Council and the redevelopment of the Moat Lane area in progress.

The Sponne Centre provides access between the Market Square and Co-op supermarket car park and has a wide range of local and national businesses including Nationwide Building Society, the RSPCA, Bedfred, opticians, jewellers and hairdressers.

Description

Unit 2a provides a lock-up shop with storage, rear service access and WC to the rear. The unit has good window frontage onto the concourse and would suit a variety of retail uses. There is ample free parking available in the Co-operative car park.

Accommodation

The unit provides the following approximate areas:

Retail Area:	47.78 sq. m	514 sq. ft.
Store:	15.56 sq. m	168 sq. ft.
Total	63.34 sq. m	682 sq. ft.

Terms

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£12,000 per annum exclusive of VAT.

Services

The property is connected to mains water, drainage and electricity however these services have not been tested by the agent.

Use

The unit has Consent for A1 Retail under the Town and Country Planning (Use Classes) Order 1987 (as amended).

Service Charge

The property is subject to a service charge to cover the costs of external repairs, buildings insurance and maintenance of the common areas.

Business Rates

The property has a rateable value of £8,300. The occupier may be eligible for small business discounts. Please contact South Northamptonshire Council to confirm this.

Costs

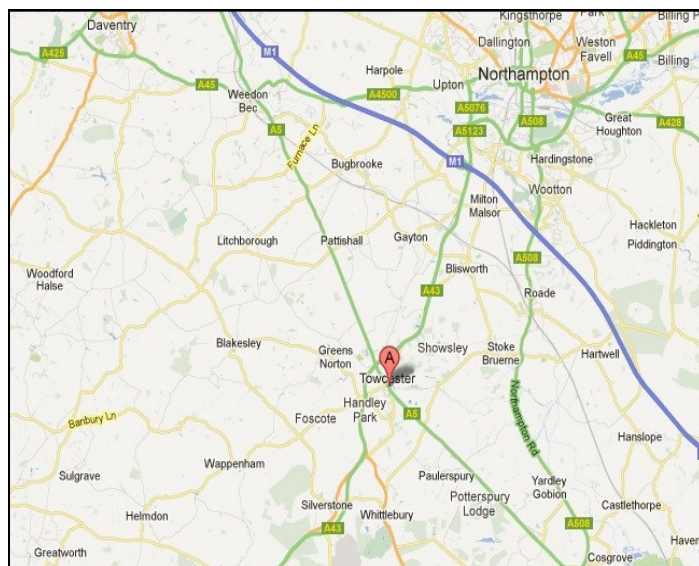
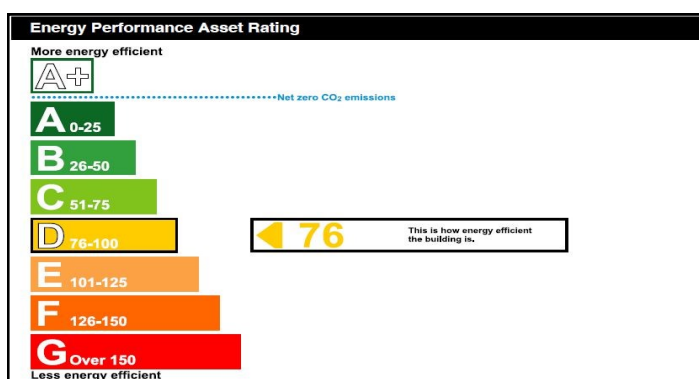
Each party is responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by appointment with the agent. Contact Duncan Batty on:

T: 01327 356140 / 01536 412464

E: duncan.batty@berrybros.com



IMPORTANT NOTICE

The property being open to inspection, the purchasers shall be deemed to have full knowledge of the whole and the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Berrys give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any service or facilities are in good working order.
4. Any areas measurements or distances referred to herein are approximate only.
5. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
6. The vendors do not make or give and neither agent nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



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